

New York Alpha of Sigma Alpha Epsilon

2015 Capital Improvements: Renovations to SAE Hillcrest

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1. Introduction

The 2015 Capital Improvements Study is focused on identifying key elements of the physical fabric of Hillcrest that are in need of maintenance, repair, modification or replacement. The Study will produce a conceptual illustrative and cost analysis of those key elements as projects, assembled into a package that can be reviewed by the NY Alpha Board, and disseminated to alumni as the fund-raising deliverable for a Capital Campaign. Each element will be discussed in the following terms:

Basis of Design

The Basis of Design sets forth the rational for each proposed project and benefits to be obtained from it.

Design Narrative

The Design Narrative develops the proposed work in more detail, and serves as the basis for the preliminary Cost Data

Illustrative Images

These images show the potential physical result as compared to the existing conditions. The images included in the Draft Study have a specific format, an overlay image of the proposed work with the existing condition ghosted in the background. In many of our renovation projects we have found this to be a useful tool that enables alumni who have not visited in recent years to see both the current state of affairs and simultaneously view the proposed transformation.

Cost Data

The Cost Data for the Draft Study has been prepared by Faithful & Gould, a major international construction cost consulting firm. F&G has long term experience working at Cornell, and includes among its recent projects a similar study undertaken for Psi Upsilon. It is important to note that the F&G numbers are qualified by the conceptual nature of this Study; which was mandated contractually by Cornell. At the same time, the amounts given are based on and targeted to the proven historical costs of doing work of this nature in a Cornell University owned facility.

An Estimated Contract Award figure is given for each project. In addition, a general number is provided to account for miscellaneous impacts, mostly related to building systems and compliance, that would typically be encountered. The Faithful and Gould Estimate document provides detailed information on these figures, and is incorporated in the Study by reference.

Appendix

The following documents are incorporated in the Study either as part of the Appendix or by reference:

The Window Replacement Study
The Room Reconfiguration Study
The Bathroom Renovation Projects
The F&G Cost Estimate Detail

2. Proposed Capital Improvement Projects

The key components of the 2015 Study have been discussed by the Alumni Board, the Chapter Advisor and various interested parties over the past two years, but are now gathered and presented in detail in an organized format. The intention is to create a menu of discrete projects that can be undertaken as schedule and funding permits, in no particular order. For that reason the linkages between them are deliberately minimal. At the same time several important objectives should be kept in mind:

First, significant economies of scale can be realized by combining and scheduling several projects, resulting in potential cost savings and a lessening of the inevitable impact on the actives and residents.

Second, regardless of the order in which the various projects are undertaken and realized, they form part of an integrated whole, a comprehensive and serendipitous transformation of SAE Hillcrest.

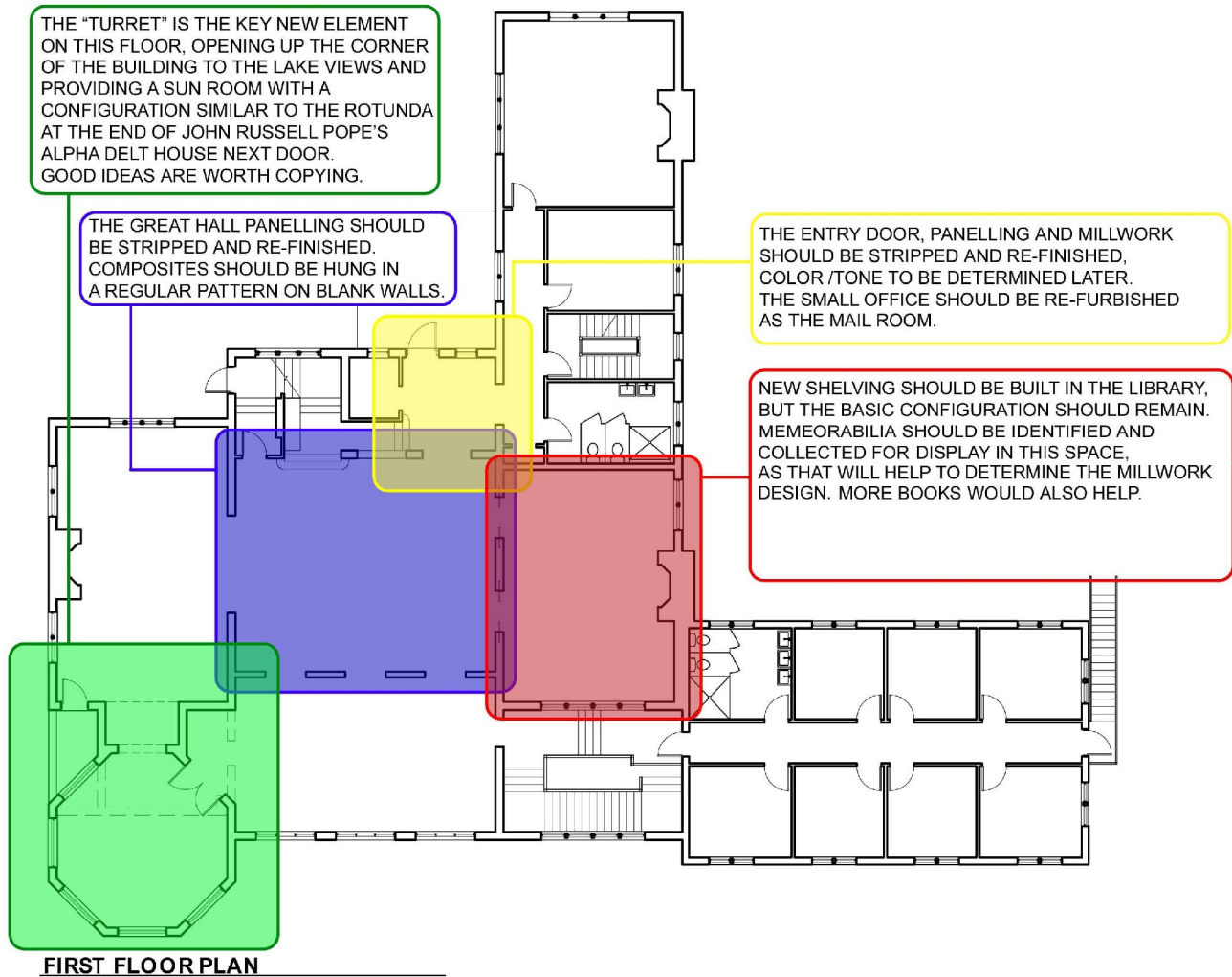
Third, while many areas of Hillcrest will be touched by these projects, overall building systems and functional kitchen renovations have not been investigated in detail. The analysis of those components, except for incidental impacts that are included, would require a separate study by engineering and kitchen planning/ equipment specialists, which would take the scope and funding beyond this Study.

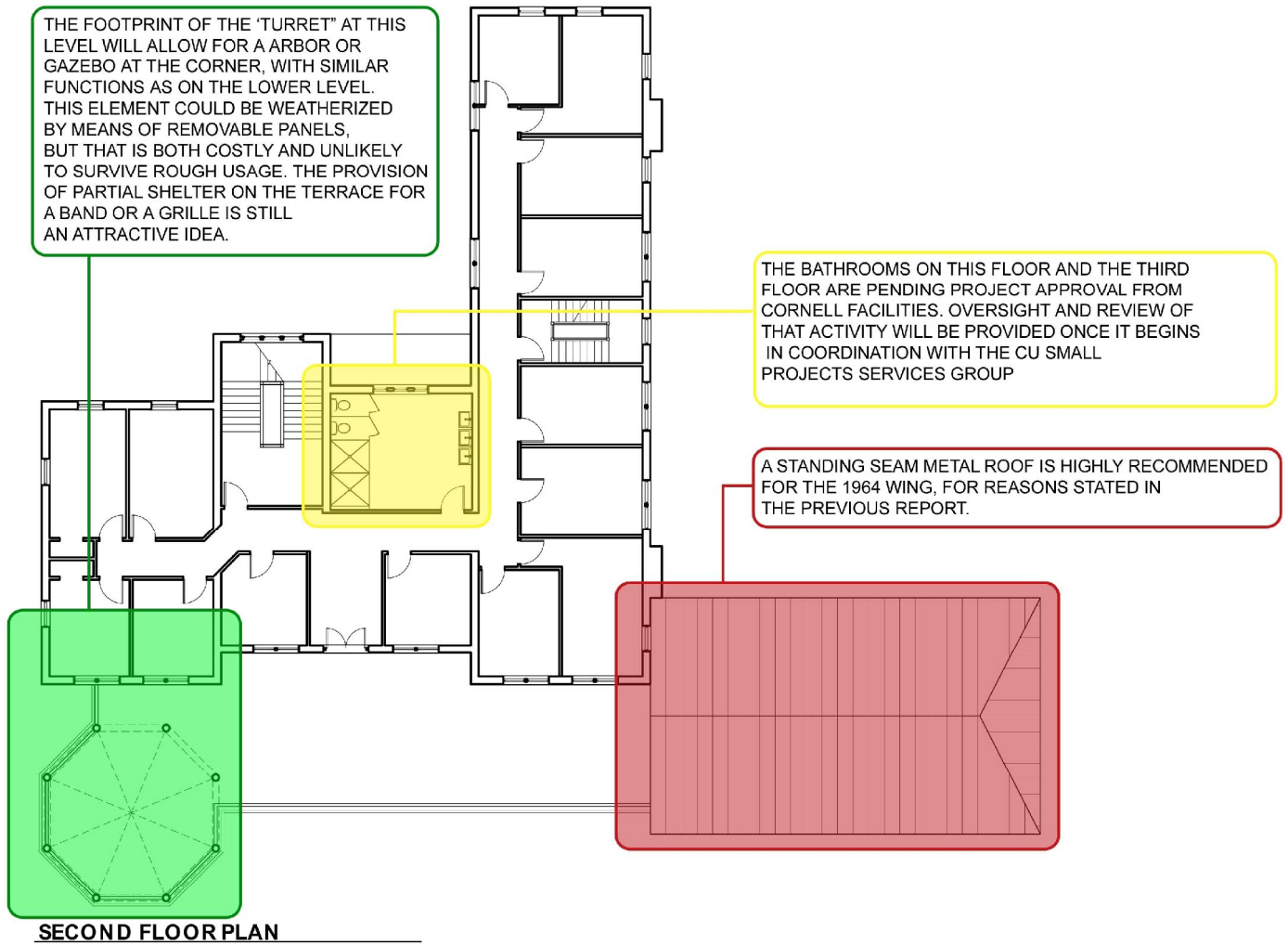
Fourth, while discrete projects with visually comprehensible outcomes are a powerful fund raising tool, the holistic nature of the 2015 Capital Program should never be forgotten. Our experience with renovations to the Yale Colleges underscores this point. Alumni will come out with support when they see an overall potential, beyond the specific or piecemeal, and are concerned with more than plaques and naming opportunities.

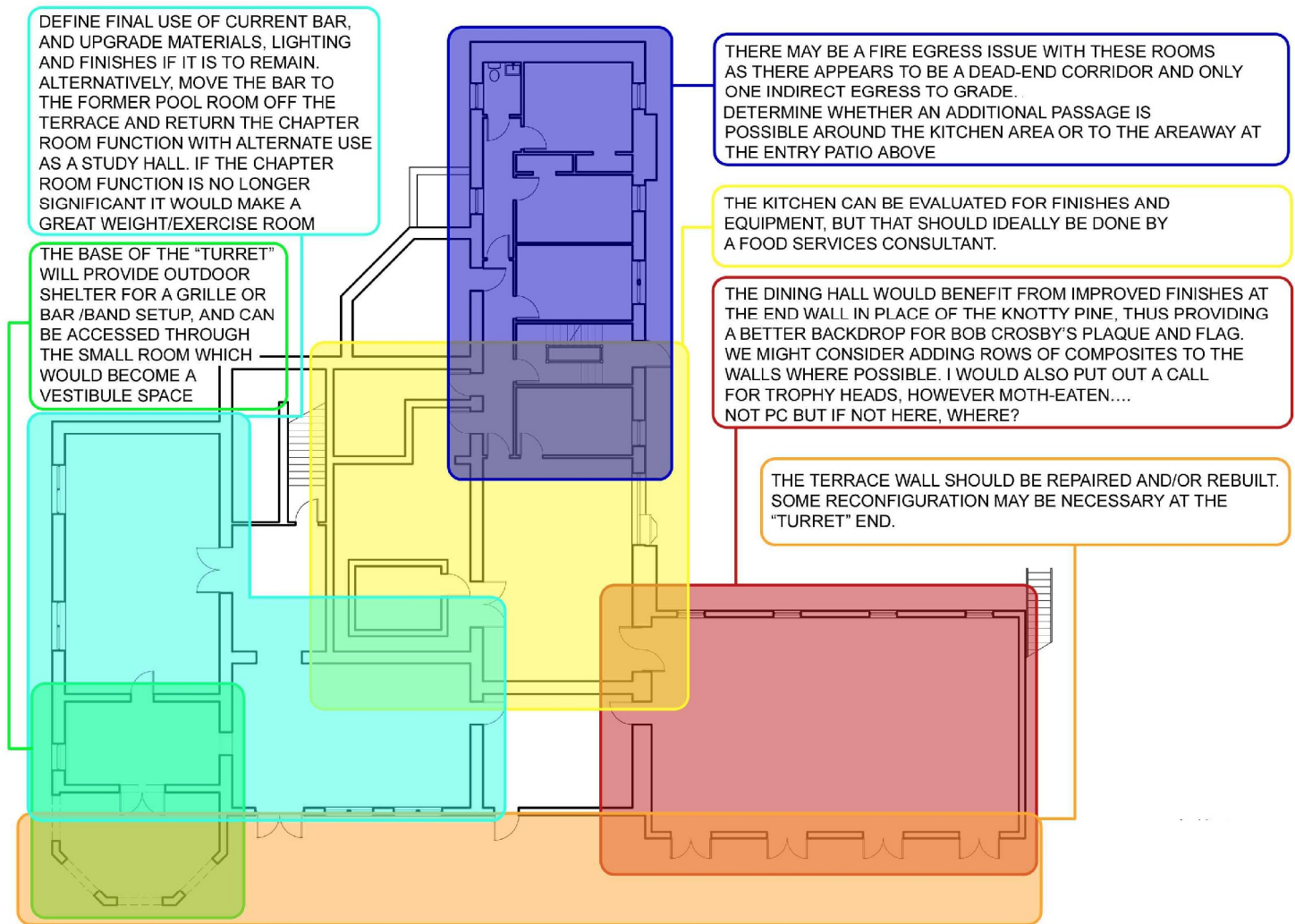
Fifth, as the 2015 Program moves forward and funding becomes available, A/E services will be required beyond the scope of this Study. Whether those services are contracted through Cornell University Small Projects Services Group, SPSG, or independently, the procurement requirements for all but purely decorative projects will be dictated by Cornell, as the Owner of Hillcrest. As those who have been involved both in this Study and in the currently proceeding Bathroom Renovation Projects, this is a complex and apparently unavoidable situation.

Scope Drawings

Floor plans and elevations of Hillcrest are shown below, indicating the proposed project elements.



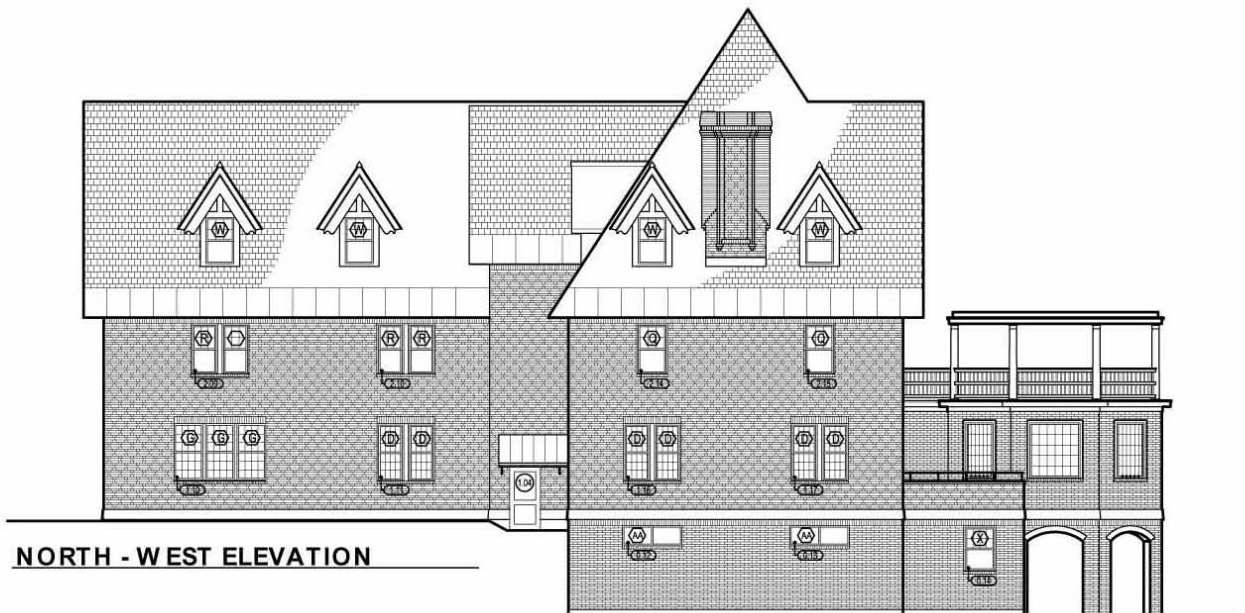




LOWER LEVEL FLOOR PLAN



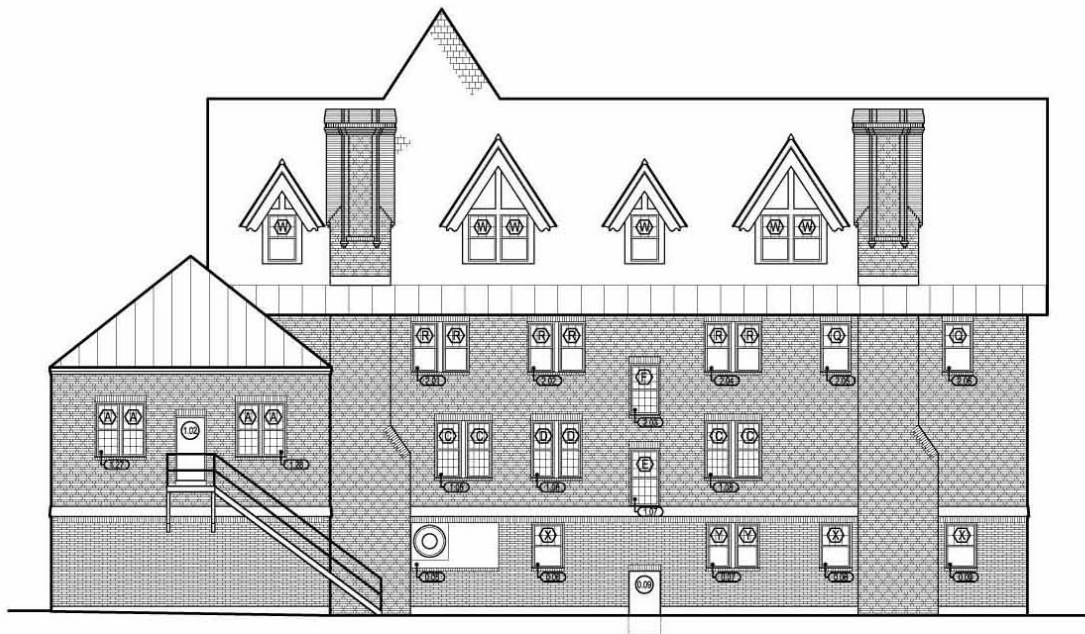
NORTH - EAST ELEVATION



NORTH - WEST ELEVATION



SOUTH - WEST ELEVATION



SOUTH - EAST ELEVATION

3. The Library

Basis of Design

Currently, the Library holds books and memorabilia, and not enough of either. It is not likely that the former will ever return in significant quantity to produce a classic book-lined ambience. Nor is it clear that one is needed. The library, however, can fulfill two very useful functions:

First, it can be a display point for additional SAE and NY Alpha memorabilia, plaques, trophies, photographs, paintings, composites and portraits. This will give both visual texture and historical meaning to the room.

Second, the Library is actually an ideal location for the big-screen TV that currently limits social usage of the Living Room, and which will potentially be displaced in any case by the proposed changes to the Northwest corner of the House.

Design Narrative

1. New Millwork shelving and cabinetry to be provided as shown on the attached sketch.
2. Existing millwork to be cleaned and repaired.
3. New paint finish on both existing and new throughout. Benjamin Moore Satin Impervo or equal; single color to be determined.
4. Provision for large screen TV at end wall as shown in sketch...power/cable etc.
5. Internet connections/wireless.

Illustrative Images



Existing



Proposed

Cost Data

Estimated Contract Award:..... **\$61,010**

4. The Great Hall

Basis of Design

The Great Hall is the central gathering place upon entering Hillcrest, and its furnishings and ambiance are well suited for that purpose. It functions on a day-to-day basis as the distributor to the surrounding Library, First Floor Bar, Living Room and potentially to the future corner Sun Room, as well as providing passage to the other floors. For special events and gatherings, it is a valuable pre-function space.

While the existing paneling is appropriate in detailing and location, refinishing and re-staining, along with spot repairs, could give it a much fresher appearance. The importance of composites in this, and all other locations, cannot be underestimated. They provide texture and decorative detail and they are a literal presentation of the rich personal history of NY Alpha. Ideally, every SAE alumnus should be able to walk into Hillcrest and find himself and his brothers somewhere on the walls. Even more memorable are the various Party Weekend group photos. Some of them are hilarious; some touch your heart. This is part of the essential function of Hillcrest, connecting SAE brotherhood over time. The Harvard Final Clubs do a preeminent job of this, keeping their far flung alumni in touch, and a major component of their successful fund-raising, independent of the University, is the richness of memory; photographs and images that reach beyond the convenience and concerns of any one generation.

Design Narrative

1. Refinish existing oak paneling with urethane tinted stain product. Final shade to be determined.
2. Spot repair damaged paneling, estimated three locations \pm 20 sf.
3. Hang/ re-hang multiple composites and other appropriate group photos, suitably framed.

Illustrative Images



Existing

Cost Data

Estimated Contract Award:..... **\$71,039**

5. The Sunroom/ Turret

Basis of Design

A unique opportunity presents itself, suggested by Brother Hal Seiling, to reconfigure the Northwest corner of Hillcrest, creating a new sunny seating and gathering place with dramatic views of Lake Cayuga. Hillcrest is blessed with a unique location and position to take advantage of the spectacular views, and the existing layout does nothing with it. An interesting precedent can be seen in our next door neighbors. AD has a gorgeous twelve sided sunroom/ turret designed by the noted architect John Russell Pope...and no view at all compared to SAE.

The proposal is to borrow that concept in a smaller scale, creating an open shelter at the rear terrace level, an enclosed glazed Sunroom at the first floor and an Arbor/Pergola at the second floor deck. This can be achieved with minimal demolition and disruption to the existing structure, and will completely transform the Northwest corner. Hillcrest will finally be worthy of its name.

Design Narrative

First Floor Sunroom

1. Create new openings from the present Living Room and upstairs Bar/Sunroom into a new octagonal seating area as shown in the attached sketches.
2. Utilize Pella Architect Series clad wood windows as specified elsewhere in the Window Replacement Study, with custom muntin pattern as shown applied both sides. All glazing to be fixed.
3. Provide 8 line voltage recessed ceiling fixtures, suitable for incandescent or fluorescent lamping.
4. Provide a 3 color pattern Dal-Tile ceramic tile floor, color to be determined.
5. Provide built-in seating as shown, with heavy duty cleanable slipcover cushions. Suggest leatherette or other simulated leather material.

Lower Level Shelter

1. Open masonry construction with brick veneer interior walls and plaster ceiling to provide shelter for out door grilling in inclement weather.
2. 4 vapor-tight ceiling recessed light fixtures to be provided.
3. New double door to be provided into Room 016 which will serve as second egress from the present Room 015 whether it remains as a Bar, returns to its original function as a Chapter Room, or becomes a Weight /Exercise Room.

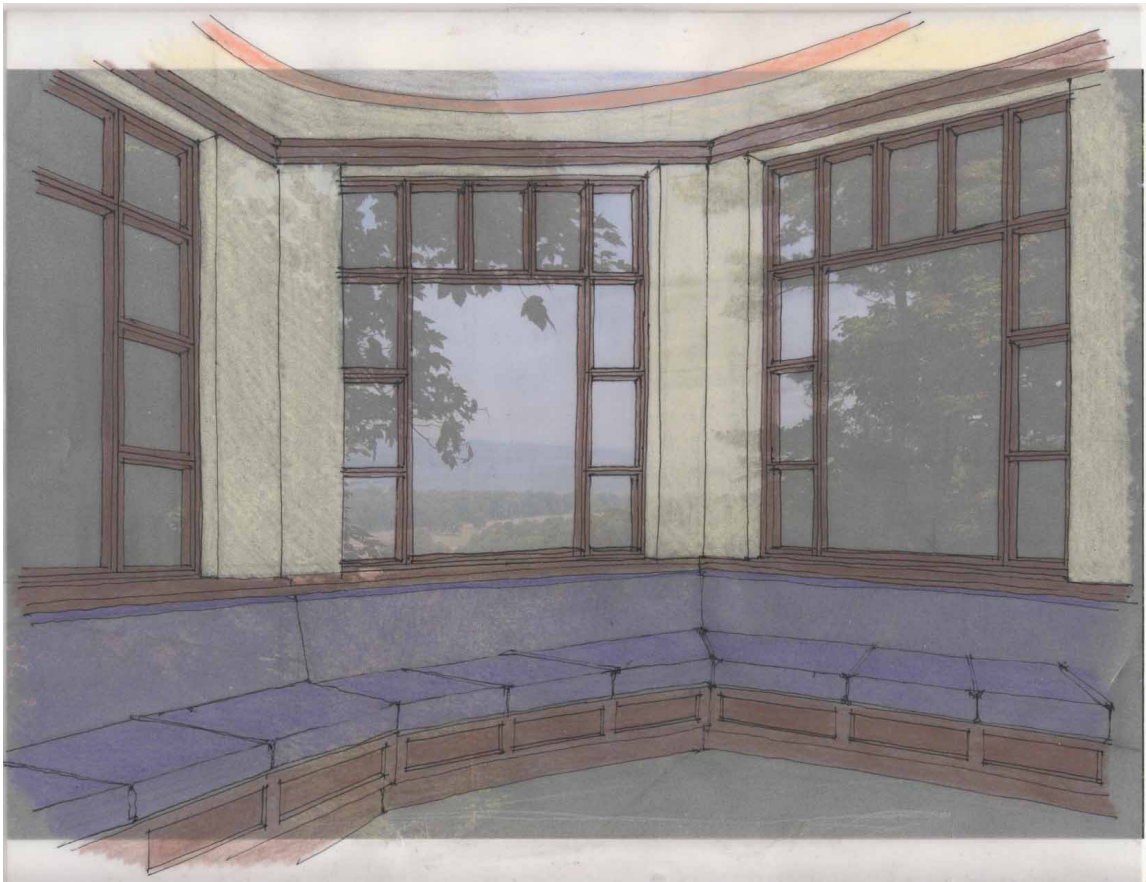
Second Floor Arbor/ Pergola

1. Construction to be pressure treated wood post and beam. Fiberglass reinforced columns by Dixie Pacific Corporation, Hastings Corporation or approved equal to be sleeved over minimum 4x4 ptw posts. Note, although this column type has a load bearing strength of 13,400 psi, internal blocking and framing will be specified to resist impacts due to rough usage and to provide for moment connections.
2. Moment connections will be developed at the arbor framing and within the base/knee wall to deal with wind loads.
3. No shelter will be provided: the structure will be open to the sky.
4. The structure will be stained with a dark brown stain to match the existing exterior building trim, such stain to be compatible with the pressure treatment.

Illustrative Images



Existing



Proposed



Existing



Proposed

Cost Data

Estimated Contract Award..... **\$329,897**

6. Chapter Room/ Bar Alternates

Basis of Design

The treatment of the former Chapter Room, Bar and Game Room area on the Lower Level poses sufficient challenges that its renovation is best presented as a number of Alternates. The overriding goal is to apportion useful functions among the existing spaces while improving the “basement” atmosphere which has clearly given rise to both neglect and abuse of this part of Hillcrest.

While some traditional functions, such as SAE Rituals have withered away, other “modern” uses such as computer rooms have disappeared as well due to the march of technology. Computer rooms didn’t work at Yale because everybody had all their own technology, until the University put in super high tech stuff that students don’t normally own. SAE should not do that, for cost, security and tech support reasons, and you can now get most applications on the Web from China anyway.

The principle focus of Alternate A is to recover the traditional Chapter Room space, an idea whose time may have come and gone. Alternate B offers a Weight/Exercise Room, now a common amenity in College Housing and offers again the opportunity to build a new Downstairs Bar in the present Game Room. Alternate C recognizes that the current Bar, although ratty, was a labor of love, and attempts to renovate it “in- situ”, linking it through to the grilling shelter at the base of the new Turret.

While the support for various functions is varied and open to discussion, building out each of these spaces for a very specific use/function would eliminate the sad and amorphous condition that is currently obvious, even if that function is only sporadically used. Hillcrest has ample general living space, and could use some specifics

Design Narratives

Alternate A

1. Demolish the existing Bar and provide seating along the walls and a wooden lectern for ceremonial use.
2. Build a new Bar in the Present “Game Room “ 013.

Alternate B

1. Demolish existing Bar, build new in Room 013 as above
2. Create a new weight/exercise room in Room 015, with resilient floor (FORBO or equal) painted walls.
3. Retain connections for flat screen TV.

Alternate C

1. Rebuild Bar in existing location with proper millwork, lighting, power and plumbing.
2. Refinish Room 013 for treadmills games weights, etc.

Illustrative Images



Existing



Proposed



Existing



Proposed

Cost Data

Estimated Contract Award A.....	\$94,222
B.....	\$95,855
C.....	\$54,152

7. Dining Hall

Basis of Design

When the Dining Hall opened in the early 1960's the food service system was based on table seating with student waiters. This is a traditional restaurant format, and worked perfectly at the time. In recent years the system has shifted more to a self-serve buffet style, with food coming from the kitchen to serving stations in the center of the room. The residents avail themselves of the kitchen at all hours, opening packages, raiding the refrigerators, preparing snacks and sandwiches, and often leaving food out to spoil.

The proposal is to add a free standing Buffet/ Sideboard/ Serving Station in the location shown. This would accomplish several things.

First, it would improve the self -service pattern for regular dining, supporting the food station. Second, it would afford a limited menu snack location, accessible after hours, easily cleaned and stocked, which would reduce the casual unsupervised use of the main kitchen. Third, it would improve the appearance of the Dining Hall at the entry and mask the view of the kitchen entry.

The visual character of the Hall could be significantly improved by several simple changes, including replacing the "rumpus room" style knotty pine at the South wall with simple wood paneling, painted or stained in a darker tone to match the new Serving Station, providing new ceiling hanging light fixtures, and adding composites and other artwork and totemic objects on the side walls. Trophy heads are an ideal adornment for this space, and need not be world class or in perfect condition.

Design Narrative

1. The end wall knotty pine paneling will be replaced by oak veneer plywood with solid oak 1x4 battens and a chair rail and base.
2. The entry door and the doors to the kitchen will receive new oak casings and a crown molding at the entry door.
3. The exit sign and emergency lighting battery pack will be re-centered above the new cornice.
4. A new oak/oak veneer millwork buffet/serving console, 12'-0"w x 3'-0"d x 7'-0"h, accessible from both sides will be provided as shown in the attached sketch, to provide an intermediate serving location and to eliminate direct access into the kitchen. The new piece will be provided with appropriate power, lighting and potentially steam table/ salad bar setup. Plumbing will not be required.
5. Ceiling light fixtures will be replaced with synthetic alabaster bowl/chain neoclassical units as shown.

Illustrative Images



Existing



Proposed



Existing



Proposed

Cost Data	
Estimated Contract Award.....	\$126,687

8. Second Floor Deck

Basis of Design

The existing deck and potentially its sub-frame should be replaced, and a new membrane roof installed in this area. The new synthetic decking that is available will significantly outperform and outlast the traditional wood planking.

Design Narrative

1. Existing deck to be taken up.
2. New membrane roof to be installed.
3. New synthetic deck: TREX or equal material, to be installed over pressure treated wood sleepers.
4. Deck to be carried into new corner Turret.

Illustrative Images



Existing



Proposed

Cost Data

Estimated Contract Award..... **\$54,970**

9. Roof Replacement at New Wing

Basis of Design

The existing flat pitch built-up roof in this location is deteriorated and needs replacement. Because of that, there is an opportunity to not replace it, but simply add a new standing seam type pitched metal roof. This will accomplish several useful objectives.

First, it will avoid spending money on repairing the old roof. Second, it will eliminate people traffic by eliminating the flat configuration, which is desirable both for maintenance and safety. Third, it will afford ample insulation space which will improve the energy efficiency of the Wing. Fourth, it will shed snow, ice and water naturally, minimizing future leaks. Fifth, it will dramatically enhance the esthetic appearance and curb appeal on arrival at Hillcrest.

Design Narrative

1. New standing seam pre-finished hip roof system to be installed over existing flat roof, which is to remain.
2. As manufactured by Interlock or equal.
3. Color to match existing green tile roof as closely as possible.
4. Rigid closed cell insulation on the slopes to be provided in the resulting attic space,
5. Blown-in cellulose with appropriate vent baffle installation to be provided on the flat.

Illustrative Images



Existing



Proposed

Cost Data

Estimated Contract Award..... \$119,380

10. Room Reconfiguration/ Upstairs Hallways

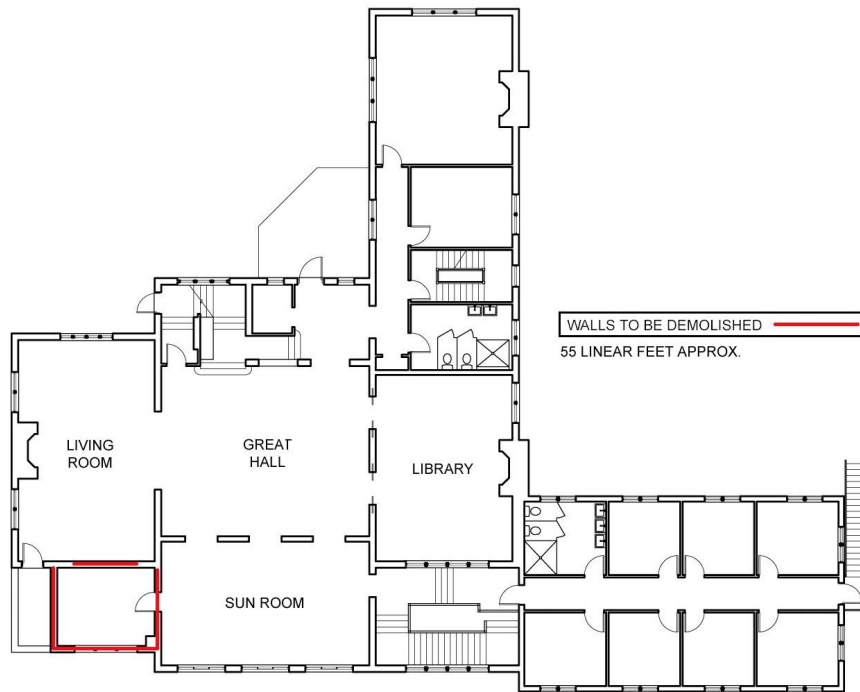
Basis of Design

Improvement of finishes and trim is an integral part of the Room Reconfiguration as delineated in the earlier Study. Materials will be chosen for durability and ease of repair and/or replacement. The Cost Data includes the total scope of the reconfiguration project.

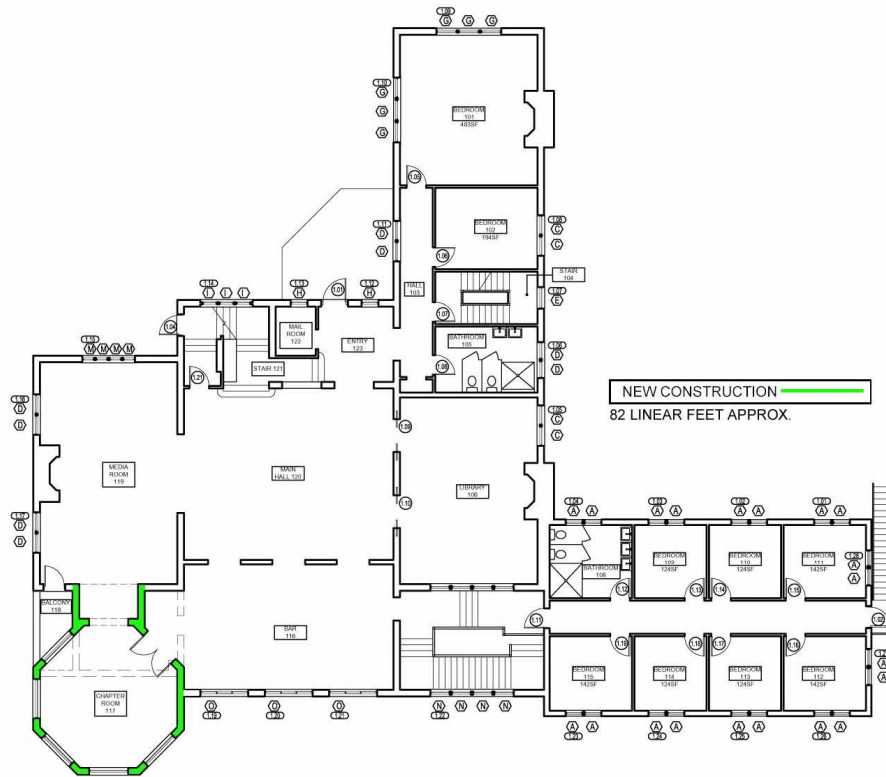
Design Narrative

1. As part of the Room Reconfiguration Study work and door/partition changes, provide new doors and casings throughout.
2. Remove existing carpet and clean and strip floors.
3. Review condition and based on assessment install new linoleum (FORBO or equal) resilient sheet flooring throughout. Plywood underlayment will likely be
4. required.

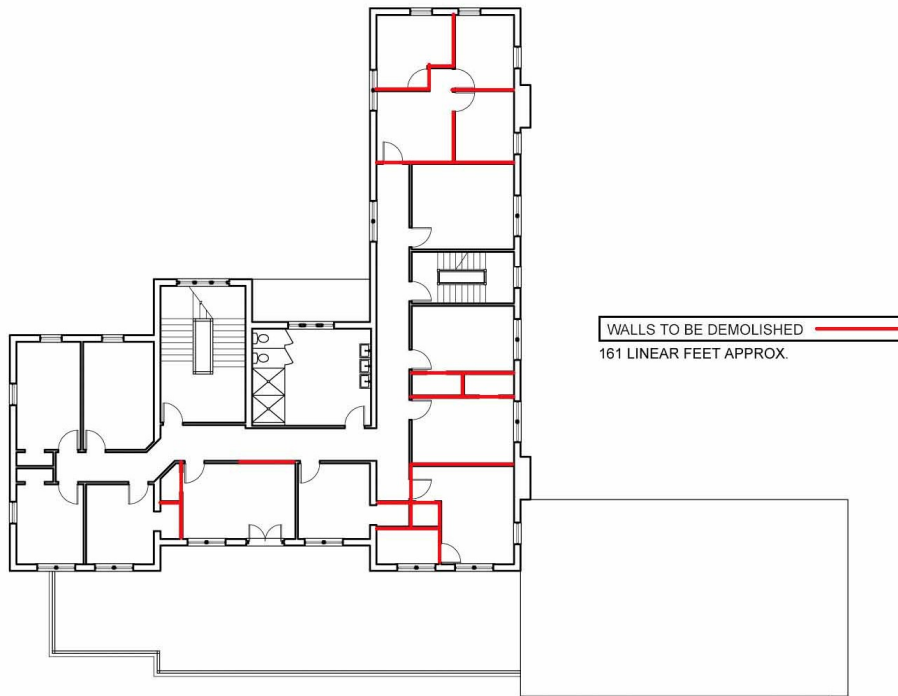
Illustrative Images



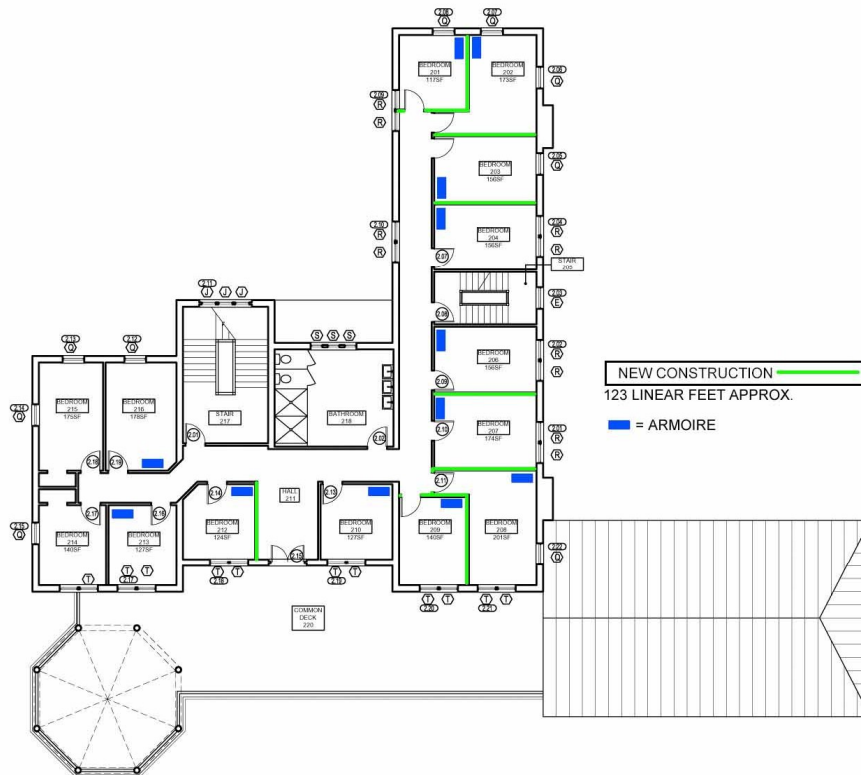
EXISTING FIRST FLOOR PLAN



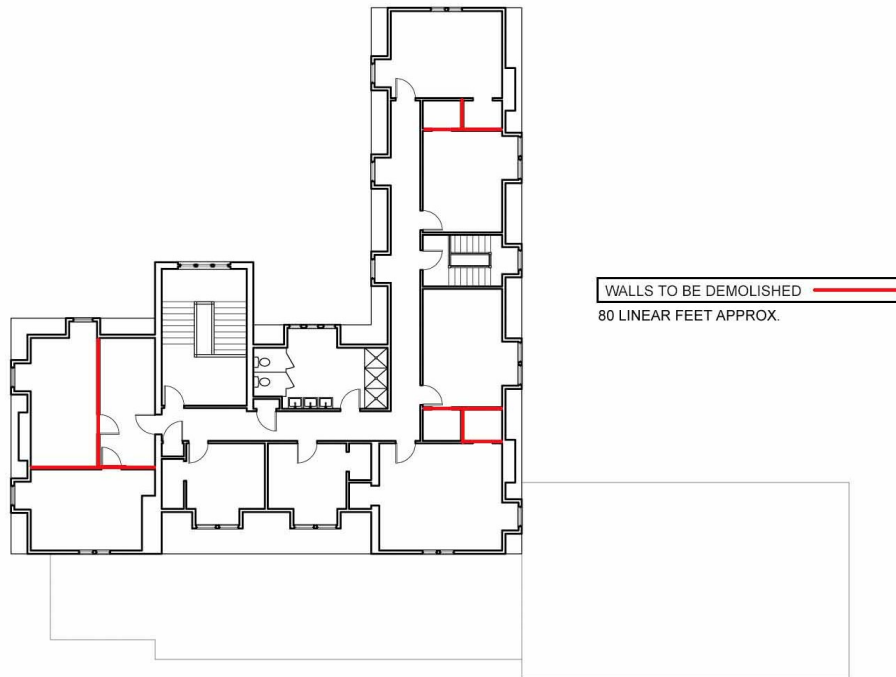
FIRST FLOOR PLAN



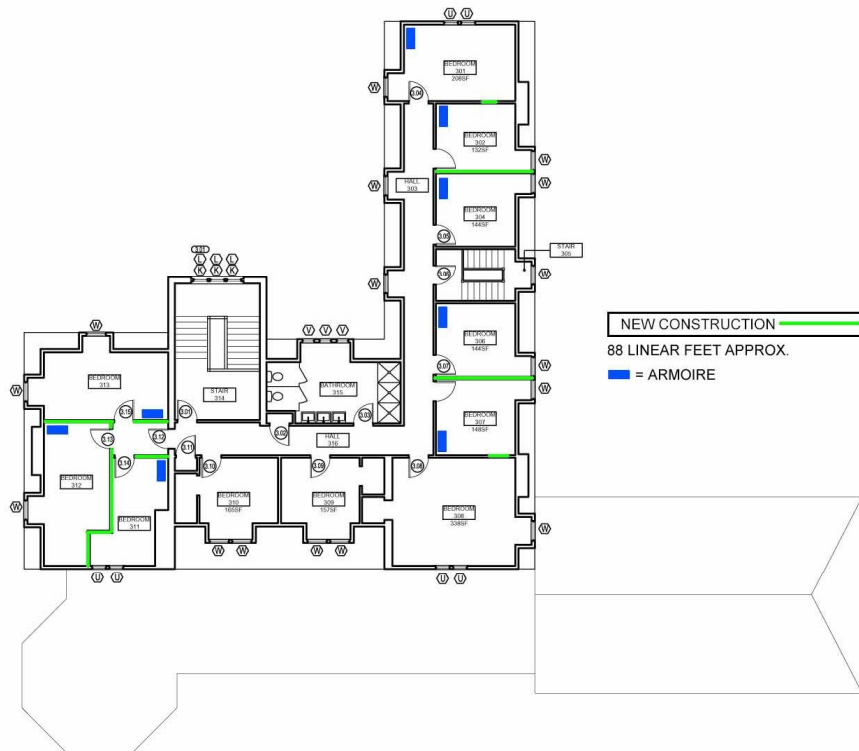
EXISTING SECOND FLOOR PLAN



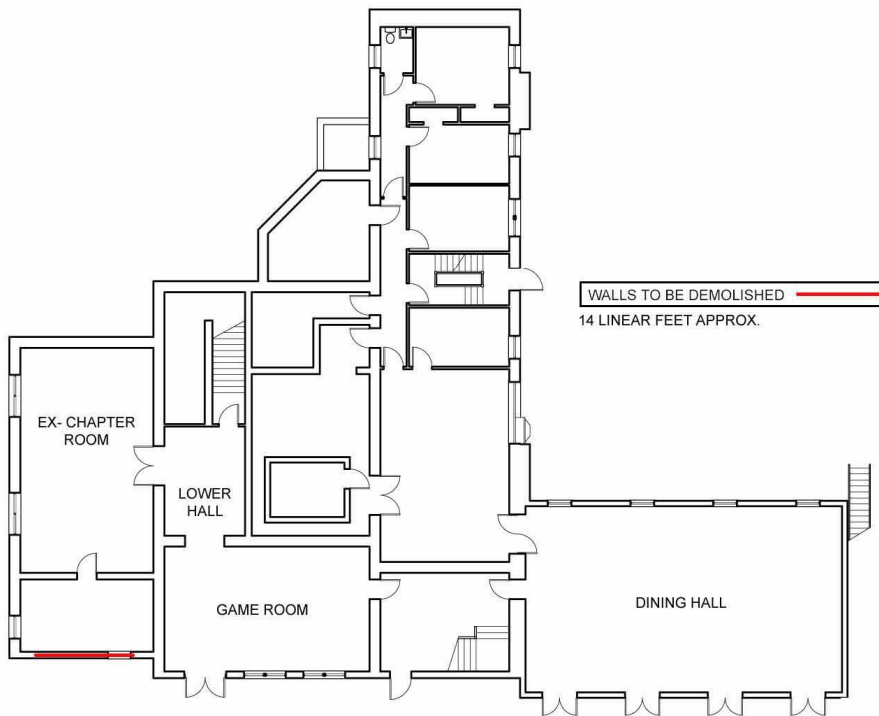
SECOND FLOOR PLAN



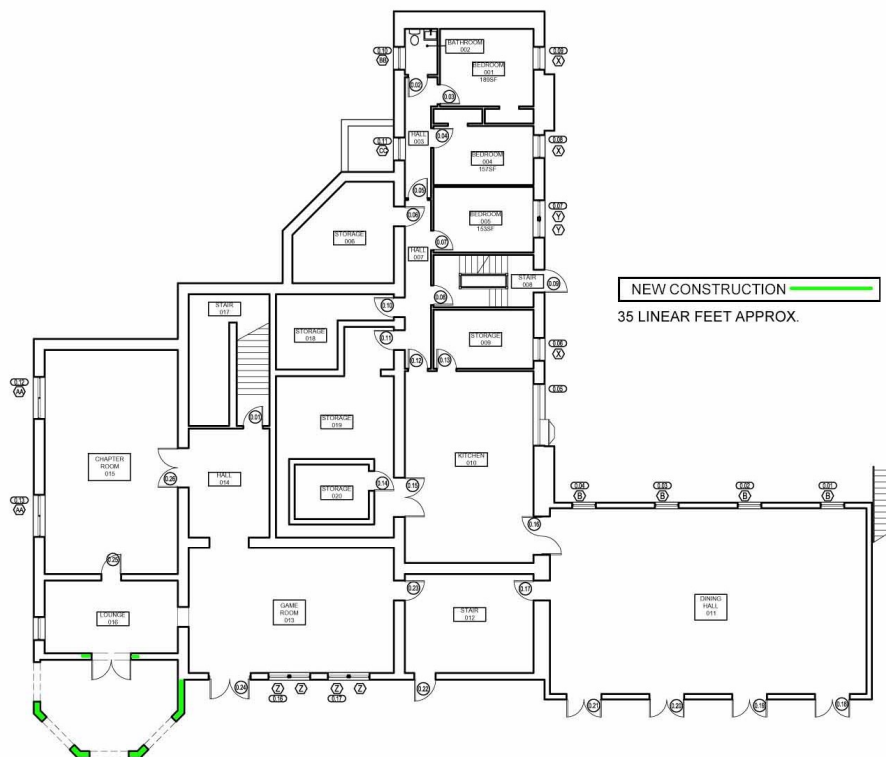
EXISTING THIRD FLOOR PLAN



THIRD FLOOR PLAN



EXISTING LOWER LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

Cost Data

Estimated Contract Award..... **\$457,925**

11. Bathroom Renovations

The Bathroom Renovations on the Second and Third Floors are currently going forward under the management of Cornell Small Projects Services Group (SPSG). Information on that activity, including cost data is incorporated in this Study by reference.

Cost Data

Estimated Construction Cost (SPSG).....\$257,000*

12. Window Replacement

The Window Replacement Study completed in 2008 resulted in a recommendation of the Pella Architect Series aluminum clad wood replacement window system, based on quality, esthetics and price. That Study, including the Pella cost proposal, is incorporated in this Study by reference.

Cost Data

Estimated Contract Award (Pella Inc. proposal)..... **\$115,500**

Cost Data Summary

Library	\$61,010
Great Hall.....	\$71,039
Sunroom/Turret.....	\$329,897
Chapter Room/ Bar	
A.....	\$94,222
B.....	\$95,855
C.....	\$54,152
Dining Hall.....	\$126,687
Second Floor Deck.....	\$54,970
Roof Replacement.....	\$119,380
Room Reconfiguration.....	\$457,925
Other Areas.....	\$455,137
 Bathroom Renovations*.....	 \$257,000
Window Replacement.....	\$115,500

*Placeholder pending updates from SPSG

Base Subtotal	\$2,095,697 - \$2,137,400
Design Contingency @10%.....	209,569 - 213,740
Design Fees (A/E) @ 19%	398,182 - 406,106
Project Management Fees (Cornell SPMG) @ 33.9%*.....	710,441 - 724,578

* Based on soft cost percentages from Bathroom Renovations. These numbers should adjust downwards sharply if projects go forward concurrently, per CU/SPMG. A \$1M project takes roughly the same management time as a \$250K project.

Total Estimated Cost depending on Chapter Room/ Bar.....\$3,413,889 - \$3,481,824**

** Hard and soft costs: excluding Permits/ Construction Contingency/ Escalation